



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

April 15, 2021

David C. Landsman, PE, Prof. LS  
CAS Engineering-DC, LLC  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036

Re: 4891 MacArthur Boulevard, NW- Lot 17, Square 1391, Palisades - Zoning Determination

Dear Mr. Landsman,

This letter will confirm the substance of the PDRM with my staff on April 14, 2021. As presented during the meeting, the site currently a record lot in the R-1-B Zone. The project proposes to retain the existing dwelling and build a new garage (enclosed on the sides, with a door facing towards street) attached to the main house. As was discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as follows:

**Applicable Zoning Criteria Analysis**

Criteria	DCMR Reference	Allow./Req.	Provided
Lot Frontage	11C DCMR 303	37.5 feet	46.23 feet
Lot Dim.	11D DCMR 302.1 (area and width)	5,000 sf 50 feet	5,827 sf 45 feet (existing record lot)
Building Height	11D DCMR 303.1	40 feet 3 stories	<40 feet 3 stories with cellar
Lot Occ.	11D DCMR 304.1	40%	38.1%
At grade patios, fences, driveways, pools, etc. do not count. House footprint, covered patios/porches, elevated (>4' above grade) patios/terraces, additions, count.			
Front Setback Range	11D DCMR 305	7.3 feet	16.6 feet
The front yard setback requirement would apply to the garage/front addition and is within the range of the existing front yard setbacks on the same blockface, as it is no closer than the house at 4887 MacArthur [Lot 823], which establishes the low range [approx. 5 ft]			
Side Yard	11D DCMR 206	5.5 ft. (north) 5.0 ft. (south)	5.5 ft. north; <b>the addition continues this 5.5 side yard in accordance with D-206.7</b> No Change
Pervious Surface	11D DCMR 808	50% min.	50%
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.			

#### Vehicle Parking

Vehicle parking may be located within a building or structure per 11C DMR 710.2. The garage addition (fully enclosed with door facing front/access) would meet this requirement and provide compliant parking for the property, with a 9-foot by 18-foot parking space.

Access to the parking space as shown meets the requirements of 11C DCMR 711 as it is from a driveway, 10-feet wide within 20 feet of the street lot line. It is understood that pavement areas adjacent to the driveway will exist for trash/bicycle storage and as a walking surface as labeled on the Proposed Driveway Concept Sketch. **These adjacent areas may be coplanar with the driveway, but shall be differentiated in a different paving material.**

I have reviewed the attached Proposed Driveway Concept Sketch and concur that the project complies with the applicable Zoning Regulations for the R-1-B Zone.

Accordingly, when the building permits are filed for, I will approve permits for this property if consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments – Proposed Driveway Concept Sketch

Zoning Technician: Jeannette Anderson

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.